



Loudoun County, Virginia

www.loudoun.gov

Department of Building and Development

1 Harrison Street, SE, P.O. Box 7000, Mailstop #60A, Leesburg, VA 20177-7000

Telephone: 703/777-0220

Fax: Permits 703/771-5522 • Engineering 703/737-8993 • Administration 703/771-5215

September 13, 2016

Mr. Tucker Travis
Christopher Consultants
9417 Innovation Drive
Manassas, VA 20110

RE: Kirkpatrick Farms Section G, Phase II (SBWV-2016-0008)

Dear Mr. Travis,

The Loudoun County Department of Building and Development has completed its first review of the above referenced Subdivision Waiver application. Below, find our comments for your consideration. Several items are in need of attention in order to bring this application into conformance. Please address the following:

1. Please update the approval block on sheet one to complete the Loudoun County file number (referenced above) (FSM § 8.103.A.33 and 8.101.A.13).
2. Please update the revision block to reflect these comments being addressed (FSM § 8.101.A.3 and 8.103.A.7).
3. Please confirm that all wells and drainfields on the subject site have been properly abandoned. County GIS records indicate two wells and one drainfield that do not appear to have been abandoned. The Health Department has been contacted and if we receive additional information, we will forward it to you. If it is found that there are existing wells or drainfields on the property, they will need to be properly abandoned and the plat will need to be revised to show their location, permit number and indicate that they are abandoned. (FSM §8.103.A.28 and 8.103.5).
4. Please revise the adjoining property information for the parcel to the west of this property shown as PIN number 206-35-0878. There are actually two parcels in this location- PIN 206-35-1229 and PIN 206-35-1440. (FSM Section 8.103.A.22 and 8.101.A.9)
5. Please revise the adjoining property information for the parcel to the northwest of this property (also common to Destiny Drive) shown as PIN number 206-35-0878 (this is the same PIN number as the different parcel referenced in the above comment). The correct PIN number is 206-35-5166. (FSM Section 8.103.A.22 and 8.101.A.9)

6. Please revise the exhibit sheet to include the fenced area of the pool as well as the fenced pool equipment area. Based on County GIS data, it appears likely that the proposed new property line runs through the pool equipment area. FSM § 8.103.A.36
7. Please provide a plat note or certification letter satisfying the requirements of FSM § 8.103.C.5 (Structures in yards to be removed).
8. Review and correct note number seven on sheet one. It appears that there may be some missing text as the note does not make sense.
9. Please delete the "Owner's Consent" from sheet one as it is now included in the deed.
10. Please revise the "PD-H Zoning Tabulation" section on sheet one of the plat. It is our understanding from zoning that because this land was zoned PD-H4, but was not designated to be developed under the regulations of any specific district (i.e. PD-CC, R-4, etc.); it therefore has very few zoning regulations (however the actual use of the property was defined on the Concept Development Plan). The only regulations appear to be a 75' setback from Braddock Road, a maximum floor area ratio of .40% and a maximum height of 35'. Please revise the "PD-H Zoning Tabulation" section to reflect this and delete the other erroneous requirements.
11. While each parcel does have its own point of access, parking spaces and ADA spaces, it appears that the parking lot will more or less be open and shared by both properties. Therefore, staff recommends that some type of shared parking easement be created in order to legally allow users of one use to legally transit through and use the parking in the other use. Otherwise, either user would appear to have the right to put a fence across the parking lot to prohibit both pedestrian and vehicle access through their site to the other use.
12. Do the common facilities on these lots (SWM, parking lot, sidewalks, etc.) necessitate that an owners association be created or a shared maintenance agreement be executed to identify responsibility and guarantee maintenance?
13. Is the easement for the proposed 15" RCP stormwater pipe/inlets behind the proposed church being created with the SPAM or should it be included on this application?
14. Please provide a plat note satisfying the requirements of FSM §8.103.A.29. The text of the requirement reads:

The plat shall contain a statement setting forth the persons or entities responsible for maintenance of stormwater detention, drainage facilities, easements, sidewalks, trails, lighting and other facilities, as applicable.

FROM THE DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT

I have enclosed a copy of the memorandum for your information. Fire/Rescue had no comments.

FROM THE LOUDOUN COUNTY OFFICE OF MAPPING:

I have enclosed a copy of the memorandum for your information. The Office of Mapping had one comment. Please address the concerns of this memorandum.

FROM LOUDOUN WATER:

I have enclosed a copy of the memorandum for your information. Loudoun Water had no comments.

FROM THE LOUDOUN COUNTY DEPARTMENT OF GENERAL SERVICES:

I have enclosed a copy of the memorandum for your information. The Department of General Services had no comments.

FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION:

I have enclosed a copy of the memorandum for your information. VDOT had two comments. Please address the concerns of this memorandum.

FROM THE OFFICE OF THE COUNTY ATTORNEY:

I have enclosed a copy of the memorandum for your information. The Office of the County Attorney had several comments. Please address the concerns of this memorandum.

Kirkpatrick Farms Section G, Phase II

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Once you have addressed all comments, please submit (1) one set of revised legal documents, (6) six folded copies of the revised plat and your response to all comments. These should be submitted to my attention. Should you have any questions, please feel free to contact me by phone at (703) 777-0538, or by e-mail at eric.jewell@loudoun.gov.

Sincerely,



Eric M. Jewell
Senior Planner

cc: Project Files

Jewell, Eric

From: Taylor, Maria
Sent: Friday, July 29, 2016 1:32 PM
To: Jewell, Eric
Subject: SBWV 2016-0008 Kirkpatric Farms Section 6, phase II

Eric,

Thank you for the opportunity to review the above-captioned application. The Fire and Rescue Planning Staff has no comments.

Maria

Maria Figueroa Taylor
Fire-Rescue Planner
Loudoun County Fire and Rescue
801 Sycolin Road, Suite 200 (MSC # 61)
P.O. Box 7000
Leesburg, VA 20175

703-777-0333 (main)
703-737-8772 (direct)
571-233-0126 (cell)
703-771-5359 (fax)

Teamwork * Integrity * Professionalism * Service

**COUNTY OF LOUDOUN
OFFICE OF MAPPING
MEMORANDUM**

DATE: 8/12/2016
TO: ERIC JEWELL, PLANNER
FROM: BLYTHE TUCKER, ADDRESSING COORDINATOR
RE: SBWV 2016-0008: KIRKPATRICK FARMS SECT. G PH. II

REFERRAL COMMENTS:

- On the Vicinity Map, ROUTE 659 RECOC should be NORTHSTAR BOULEVARD.

August 17, 2016

Mr. Eric Jewell
Department of Building and Development
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

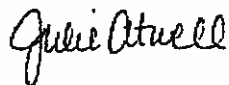
Re: SBWV-2016-0008; Kirkpatrick Farms Section G Phase II

Dear Mr. Jewell:

Loudoun Water has reviewed the referenced subdivision waiver plat and offers no objection to approval.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Julie Atwell
Engineering Administrative Specialist



Jewell, Eric

From: Settle, Kyle
Sent: Thursday, August 18, 2016 9:26 AM
To: Jewell, Eric
Subject: SBWV-2016-0008 Kirkpatrick Farms Sect., G Ph II

Eric,

General Services has no comments on this submission.

Respectfully,

Kyle Settle
Sr. Stormwater Engineer
Loudoun County Dept. of General Services
801 Sycolin Rd. S.E. Suite 300
Leesburg, VA 20175
571-258-3196 (Direct)
703-431-3124 (Mobile)



RECEIVED

AUG 03 2016

COMMONWEALTH of VIRGINIA BUILDING & DEVELOPMENT

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

July 27, 2016

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

Mr. Eric Jewell
County of Loudoun
Department of Building and Development MSC#60
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Kirkpatrick Farms Phase 2 Section G
Loudoun County Plan Number SBWV 2016-0008

Dear Mr. Jewell:

We have reviewed the above plat as requested in your July 22, 2016 transmittal Received July 26, 2016). We offer the following comments:

1. This plat appears to be substantially consistent with related STPL 2007-0080. Any differences do not appear to affect the function of the site.
2. There should be mutual access easements on each parcel allowing access and use of both entrances and the parking lot by each parcel.


Subject to comment 2 above, we have no objection to approval of this plat. No further VDOT review is required. If you have any questions, please call me at (703) 259-2422.

Sincerely,

Thomas B. VanPoole, P.E.
Area Land Use Engineer

cc: Tony Estafanous, P.E.

MEMORANDUM
OFFICE OF THE COUNTY ATTORNEY
LOUDOUN COUNTY, VIRGINIA

DATE: August 25 , 2016
TO: Eric Jewell, Senior Planner, Department of Building & Development
FROM: Mindy Palleija, Paralegal 
THROUGH: Ronald J. Brown, Deputy County Attorney

RECEIVED

AUG 26 2016

SUBJECT: SBWV 2016-0008, KIRKPATRICK FARMS SECT. B PH II Building & Development
Our File #12-13-007

The following comments represent ONLY those of the office of the County Attorney. Referral comments from the project planner/engineer or other referral agencies may necessitate additional revisions to the plat which, in turn, may necessitate additional document revisions.

TO AVOID DELAY IN THE REVIEW OF THE REVISED DOCUMENTS:
APPLICANT SHOULD DELIVER ALL REVISED DOCUMENTS **TO THE PROJECT PLANNER/ENGINEER** ALONG WITH A COPY OF THIS MEMORANDUM TOGETHER WITH THE MARKED-UP, PREVIOUSLY REVIEWED DOCUMENTS.

ITEMS REVIEWED AND RETURNED HEREWITH:

- Deed of Subdivision
- Plat #106793 (christopher) dated 4/1/16

DEDICATIONS, EASEMENTS AND OTHER ITEMS REVIEWED FOR:

- Subdivision – 6.0 acres into Lot 1 (3.97082 acres) and Lot 2 (2.02918 acres)
- Trust modifications, releases, subordinations, consents, as applicable
- Compliance with ordinances, proffers, and/or conditions, as applicable

IF ANY OTHER DEDICATIONS, EASEMENTS, VACATIONS, ETC. ARE REQUIRED, PLEASE NOTE THAT WE HAVE NOT REVIEWED THE DOCUMENTS FOR THEM.

REVIEW COMMENTS:

WITH REGARD TO THE PLAT:

1. Plat Approval Block: Please complete the application number ("-0008").
2. Pursuant to §8.103(A)(33) of the FSM, insert a note referencing the Declaration for Kirkpatrick Farms recorded as Instrument 2004062900666796, as amended.

WITH REGARD TO THE DEED:

3. Recordation Cover Sheet:

- a. Please revise the Instrument number to "200611160096322".
- b. Complete the County File No. ("-0008").

4. Page 2:

- a. Caption, line 5 please revise "Trustees".
- b. R-1: Please insert the final Plat revision date when available.
- c. R-4, line 4: Revise the instrument number to "2004062900666796".

5. Page 3:

- a. Please insert the following before the "Miscellaneous" section:

Both lots are ineligible for further waiver subdivision for a period of one year after approval in accordance with Section 1243.05.1 of the Land Subdivision and Development Ordinance.

6. Page 9, "Miscellaneous" section, 2nd paragraph, line 4 after "on the Plat" insert "**and the Trustees**".